

51UH000

SUPPLEMENTAL LEASE

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

AGREEMENT No. 1

TO LEASE No. SUPPLEMENTAL LEASE AGREEMENT

LNH04460

ADDRESS OF PREMISES:

1000 Elm Street Manchester, NH 03101

THIS AGREEMENT is made and entered into this date by and between Brady Suillvan Plaza LLC, whose address is:

670 North Commercial Street Manchester, NH 03101

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish the lease commencement and lease expiration dates, to establish the rental payment amount based on the amount of Tenant Improvement dollars used, and to establish rental abatement in accordance with the "Broker Commission and Commission Credit" section of the Supplemental Lease Requirements .

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- 1. The parties hereby stipulate and agree that the leased premises consists of 3,226 BRSF (yielding 2,960 BOASF) on the ground floor in the building located at 1000 Elm Street, Manchester, NH 03101, along with 12 structured parking spaces.
- 2. The term of this Lease shall commence on October 16, 2006 and expire on October 15, 2016. The Government can terminate this lease effective at any time on or after the end of the fifth (5th) year of the lease term, by giving 180 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination.
- The total cost of the Tenant Improvement construction which will be amortized into the rental payments is \$117,858.44 (b) (4)
- 4. The Government shall pay the Lessor from October 16, 2006 through October 15, 2011 revised total annual rent, inclusive of the foregoing tenant improvement amortization, in the amount of \$79,808.98 (\$24,7393/RSF or \$26,9658/BOASF) at the rate of \$6,650.75 per month in arrears. From October 16, 2011 through the lease expiration date of October 15, 2016 the Governemnt shall pay the Lessor total annual rent of \$80,650, plus any accumulated CPI adjustments, at the rate of \$6,720.83 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Brady Sullivan Plaza LLC, 670 North Commercial Street, Manchester, NH 03101, or in accordance with the provision on electronic payment of funds.
- 5. In accordance with paragraph 3, "Broker Commission and Commission Credit" section of the Supplemental Lease Requirements section of the Lease, Studley, Inc. ("Studley") is the authorized real estate broker representing G: with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of (D) this lease ("Commission"). (b) (4) this lease ("Commission"). (b) (4) Broker Commission and Commission Credit" paragraph of the Supplemental Lease Requirements, Studley has agreed to (b) that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is (b) (4) Lessor has previously paid a commission to Studley's subcontractors, Richards, Barry, Joyce and Partners, and Monks Real Estate, which, together with the Commission Credit provided herein, fully accounts for all commissions due in connection with this lease transaction.

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All other terms and conditions of the lease shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties a scribed their names as of the	VITNESS WHEREOF, the parties exacribed their names as of the above date.		
LESSOR: Brady Sullivan Plaza, LLC			
Ву:			
(b) (6)	·		
Arthur W. Svilbrun, Menter (b) (6)			
IN THE PRESENCE OF (witnessed by):	GTON Commercial St., Str. ToT, Manchester, NH		
Rendy S. Gordan	(Address)		
UNITED STATES OF AMERICA	·		
(D) (b)			
BY	Contracting Officer, GSA		
(e.g	(Official Title)		